

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Council Chambers

December 21, 2010

The meeting was called to order at 8:35 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Acting Secretary Curtis called the role.

Present: Larry Oates, Gary Lehman, Steve Curtis, Diane Damico (*arrived at 8:48 a.m.*), Dottie Rausch (*arrived at 9:05 a.m.*)

Absent: Linda Sorensen, Janet Elmore

President Oates stated three of the five commissioners are present which constitutes a quorum and for any business to transact, the approval of all three commissioners present will be required.

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the November 16, 2010 Redevelopment Commission meeting. Commissioner Lehman seconded. The minutes were approved as written 3-0.

Cumberland Avenue Update

City Engineer Dave Buck commented completion of grading along the Peppermill Apartments is pending due to weather conditions. Land acquisition issues have been resolved at the site. Storm sewer work near Wal-Mart for the outlet area of the pond has been negotiated. Grading work, seeding and some restoration due to utility work in the area should be completed this spring which will conclude Phase I of the project. Phase II plans are moving forward.

Wabash Heritage Trail Update

Parks Superintendent of Parks Joe Payne stated work is on schedule. Utility relocation by Vectren and Duke Energy is underway. Contractor, Jack Isom Construction is working in Happy Hollow Park as weather permits. The bridge has been reconstructed and work on the retaining wall has yet to be finished. A spring completion date is anticipated.

Other

There was no further old business.

New Business:

Payment of Claims

Sagamore Parkway TIF Claims **\$27,117.20**

Commissioner Lehman motioned to pay the Sagamore Parkway TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Oates, Lehman, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway claims in the amount of \$27,117.20 passed 3-0.

Levee/Village TIF Surplus Claims **\$73,491.50**

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Lehman seconded.

The roll call vote:

Aye: Oates, Lehman, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$73,491.50 passed 3-0.

KCB TIF Surplus Claims **\$157,795.44**

Commissioner Lehman motioned to pay the KCB TIF Surplus claims in the amount of \$296,804.02. Commissioner Curtis seconded. (*The total amount of the KCB TIF claims was incorrectly stated.*)

Commissioner Lehman motioned to amend the payment of the KCB TIF Surplus claims to the correct amount of \$157,795.44. Commissioner Curtis seconded.

The roll call vote:

Aye: Oates, Lehman, Curtis

Nay:

The motion to approve the amendment to pay the KCB TIF Surplus claims in the corrected total amount of \$157,795.44 passed 3-0.

The roll call vote:

Aye: Oates, Lehman, Curtis

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$157,795.44 passed 3-0.

Claims approved by the BOW on behalf of the Redevelopment Commission in the total amount of **\$69,170.00** were provided for reference. Department heads and project managers answered questions from the Commission.

Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes reviewed the current financial reports. New purchase orders for remaining funds in project set aside were reviewed. At the end of the year all unencumbered appropriations will lapse and will become available for appropriation in 2011. Trustee fees for 2010 will be reflected on the January reports. A series of transactions related to the refunding of the Wabash Landing Parking Garage bonds of 2001 will appear on the January report. Treasurer Rhodes stated a resolution is necessary for the expenditure of the funds.

President Oates commented the bond refinancing is expected to be completed by the end of today. The total savings over time is estimated to be \$206,559.96. The net present value benefit of \$131,145.13 is approximately 30% higher than what was envisioned. Bond payments will be approximately \$20,000.00 less per year.

2011 TIF Spending Plan

President Oates stated since a number of projects were deferred this year, funds were transferred from 2010 to 2011 resulting in significant changes to the 2011 spending plan. The previously submitted 2011 spending plan of July 8, 2010 was compared to the revised 2011 spending plan of December 20, 2010. Historical and projected tax increment revenues and allocation fund expenditures for the three TIF areas were reviewed by Treasurer Rhodes. The affected projects and reasons for the changes to the plan were explained. Each TIF District has funding for development incentives. President Oates noted the plan will be presented for approval at the January 4, 2011 meeting. President Oates stated the total spending for 2011 on the revised spending plan reduces the July 8, 2010 budget by \$8,400.

KCB Water Quality Improvement Project

City Engineer Dave Buck reviewed the bids that were opened at the November 16, 2010 meeting of the Commission. The project is to create a storm water detention and water quality facility at the northwest corner of Northwestern Avenue and Lindberg Road. The bids were much higher than anticipated. After consultation with the Schneider Corporation, Dave Buck proposed the project be viewed as a three-phase project as follows: Phase I – Pond, Phase II – Landscaping, Phase III – Trail. Revised drawings and a bidding schedule will be presented to the Commission at either the January or February

meeting. Phase I work is anticipated to begin in either April or May 2011. Commissioner Curtis motioned to reject all bids opened at the November 16, 2010 Redevelopment Commission meeting with regard to the KCB Water Quality Improvement Project. Commissioner Damico seconded.

The roll call vote:

Aye: Damico, Lehman, Oates, Curtis

Nay:

The motion passed 4-0.

Perimeter Parkway Agreement

Dave Buck explained Purdue Perimeter Parkway Transportation Plan. Exhibits by design consultant, Butler Fairman & Seufert, Inc., were provided to highlight the area the agreement is intended to cover. The purpose of the study is to provide recommendations for improving pedestrian safety and capacity operations along the Northwestern Avenue corridor from Chelsea Road to Wiggins Street. The agreement is between Butler Fairman & Seufert, Inc. and the City of West Lafayette to examine the area through the village regarding development and land use issues in conjunction to Purdue University that would result in a formal change to the adopted plan. The local share for the cost of studies of all components of the ring road is shared 50/50 with Purdue University. Commissioner Damico motioned to approve the funding of the Perimeter Parkway Pedestrian Safety and Relinquishment Study. Commissioner Curtis seconded. The motion passed 4-0.

Attorney Tom Brooks reviewed changes and additions he requested to the original agreement. The amended agreement was presented to the Commission. Commissioner Damico motioned to approve the agreement between Butler Fairman & Seufert, Inc. and the City of West Lafayette Redevelopment Commission. Commissioner Lehman seconded.

The roll call vote:

Aye: Damico, Lehman, Oates, Curtis

Nay:

The motion passed 4-0.

Cumberland Avenue Reconstruction

Fairfield Contractors – Change Order No. 4

Dave Buck explained the details of Change Order No. 4. Commissioner Damico motioned to approve Change Order No. 4 in the amount of +\$8,645.98 bringing the total contract amount to \$2,315,141.79 which is still within the original budget contingency amount. Commissioner Curtis seconded.

The roll call vote:

Aye: Damico, Lehman, Oates, Curtis

Nay:

The motion passed 4-0.
Schneider Corporation – Supplement No. 5

Dave Buck reviewed the items included in Supplement No. 5. Funding for the supplement has been designated in the 2010 budget for the project. Commissioner Lehman motioned to approve the Authorization for Supplemental Services No. 5 with Schneider Corporation for Cumberland Avenue Reconstruction Phases I and II in the amount of \$92,175. Commissioner Damico seconded.

The roll call vote:

Aye: Damico, Lehman, Oates, Curtis

Nay:

The motion passed 4-0.

Other

Mayor Dennis expressed his appreciation and gratitude to outgoing Commissioners Damico and Lehman. They were commended for their contributions, guidance, and stewardship during their terms on the Redevelopment Commission. Redevelopment Commission President Oates also thanked Commissioners Damico and Lehman for their time, effort and service put forth to improve the City of West Lafayette. Commissioners Damico and Lehman each thanked Mayor Dennis for the opportunity to serve on the Commission.

New Commissioners, Peter Gray and Joanna Grama, were introduced by Mayor Dennis. There was no further old business. The next meeting was confirmed:

January 4, 2011 @ 4:00 p.m.

President Oates noted that the 2011 Spending Plan will be advertised and up for approval at the January 4, 2011 meeting.

Public Comment

Public comment was requested.

Adjourn

There being no further new business, Commissioner Damico motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:08 a.m.

Approved:

Lawrence T. Oates
President

Stephen B. Curtis
Acting Secretary